

A. ADMINISTRATIVE REPORT & DECISION

DECISION: ☐ APPROVED ☒ APPROVED SUBJECT TO CONDITIONS ☐ DENIED

REPORT DATE: August 5, 2016

Project Name: Stewart Short Plat

Owner/Applicant: Hugh Stewart, 3933 Lake Washington Blvd NE, # 100, Kirkland, WA 98033

Contact: Chad Allan, Encompass Engineering & Surveying, 165 NE Juniper Street, Suite 201, Issaquah, WA 98027

File Number: LUA16-000464, ECF, SHPL-A

Project Manager: Jill Ding, Senior Planner

Project Summary: The applicant is requesting Preliminary Short Plat approval and Environmental (SEPA) Review for the subdivision of an existing 22,574 square foot site, zoned Residential-4 (R-4), into two lots for the future construction of single family residences and one open space tract (Tract A). An existing residence is proposed to be removed to accommodate the subdivision. In addition, the applicant is proposing cluster development, which allows them to utilize the R-6 development standards in exchange for setting aside 30 percent of the total site area as open space. Lot 1 is proposed to have an area of 7,889 square feet and Lot 2 would have an area of 7,778 square feet. Access to both lots would be provided via residential driveways off of High Avenue NE. A protected slope is located on the northeast corner of the site and would be within Tract A. In addition sensitive slopes and a Wellhead Protection Area Zone 2 are mapped on the project site.

Project Location: 2216 High Avenue NE (parcel no. 334450-0189)

Site Area: 22,574 square feet (0.52 acres)



Project Location Map

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B. EXHIBITS:

- Exhibits 1-5: Environmental Review Committee Report and Exhibits
Exhibit 6: Administrative Report and Decision
Exhibit 7: Landscape Plan
Exhibit 8: Tree Retention Worksheet
Exhibit 9: Tree Retention Plan
Exhibit 10: Arborist Report
Exhibit 11: Preliminary Technical Information Report, prepared by Encompass Engineering & Surveying, dated April 7, 2016

C. GENERAL INFORMATION:

1. **Owner(s) of Record:** Hugh Stewart
3933 Lake Washington Blvd NE #100
Kirkland, WA 98033
2. **Zoning Classification:** Residential-4 (R-4)
3. **Comprehensive Plan Land Use Designation:** Residential Low Density (LD)
4. **Existing Site Use:** Single family residence and associated detached accessory structures.
5. **Critical Areas:** Protected slopes, sensitive slopes, Wellhead Protection Area 2
6. **Neighborhood Characteristics:**
- a. **North:** Single family residential, R-4
 - b. **East:** Single family residential, R-4
 - c. **South:** Single family residential, R-4
 - d. **West:** I-405
6. **Site Area:** 22,574 square feet (0.52 acres)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation	N/A	1818	03/17/1960

E. PUBLIC SERVICES:

1. **Existing Utilities**
- a. **Water:** The project is within the City of Renton's water service area in the 435 hydraulic zone. There is an existing 8" water line in High Ave (See Drawing #W328706) that can deliver 1250 gpm.

The static water pressure is about 76 psi at elevation 276 feet. There is an existing hydrant within 300 feet of the property. There is an existing ¾" water meter serving the existing home. The site is located in the Aquifer Protection Area Zone 2.

- b. Sewer: Sewer service is provided by the City of Renton. There is an existing 8" sanitary sewer main in High Ave NE (See drawing #S 332801). The Current sewer main terminates at the north end of the property at 2300 High Ave NE, whose Property was recently connected to the sewer main under temporary service agreement.
 - c. Surface/Storm Water: There are existing storm drainage facilities located in NE 24th St to the north of the project site, as well as facilities in High Ave NE to the south of the project site. The site contains regulated slopes of >15%, >25%, and >40% along the east portion of the parcel.
2. **Streets**: The existing Right of Way width in High Ave NE is approximately 50 feet and is classified as a residential access street.
3. **Fire Protection**: City of Renton Fire Department

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. **Chapter 2 Land Use Districts**
 - a. Section 4-2-020: Purpose and Intent of Zoning Districts
 - b. Section 4-2-070: Zoning Use Table
 - c. Section 4-2-110: Residential Development Standards
 - d. Section 4-2-115: Residential Design and Open Space Standards
2. **Chapter 3 Environmental Regulations**
 - a. Section 4-3-050: Critical Area Regulations
3. **Chapter 4 Property Development Standards**
4. **Chapter 6 Streets and Utility Standards**
 - a. Section 4-6-060: Street Standards
5. **Chapter 7 Subdivision Regulations**
 - a. Section 4-7-070: Detailed Procedures for Short Subdivision
6. **Chapter 9 Permits – Specific**
 - a. Section 4-9-250: Variances, Waivers, Modifications, and Alternates
7. **Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review and determined the application complete on June 30, 2016. The project complies with the 120-day review period.
2. The project site is located at 2216 High Avenue NE.
3. The project site is currently developed with an existing single family residence (proposed to be removed) and associated detached accessory structures.

4. Access to the proposed lots would be provided via residential driveways off of High Avenue NE.
5. The property is located within the Residential Low Density (LD) Comprehensive Plan land use designation.
6. The site is located within the Residential-4 (R-4) zoning classification. The applicant is proposing to utilize the cluster development standards, which allow the proposed lots to be developed to the Residential-6 (R-6) development standards in exchange for the setting aside of 30 percent of the site as open space (Tract A).
7. There are approximately 22 trees located on site of which the applicant is proposing to retain a total of 5 trees.
8. The site is mapped with a protected slope area. Protected slopes have a grade that exceeds 40 percent. A 15-foot building setback is required from the edge of the protected slope. The protected slope is proposed to be located within the Open Space Tract (Tract A).
9. Approximately 100 cubic yards of excavation/fill would be required for the construction of the frontage improvements.
10. The applicant is proposing to begin construction in the spring of 2017 and complete the improvements within about two months.
11. Staff received no public or agency comments during the 14-day public comment period.
12. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
13. **Comprehensive Plan Compliance:** The site is designated Low Density (LD) on the City's Comprehensive Plan Map. The purpose of the LD designation is to include lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing to allow for a range of lifestyles. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-3: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> • Development of new single-family neighborhoods on large tracts of land outside the City Center, • Development of new multi-family and mixed-use in the City Center and in the Residential High Density and Commercial Mixed Use designations, and • Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Goal L-T: Create a functioning and exemplary urban forest that is managed at optimum levels for canopy, health, and diversity.
✓	Goal L-U: Preserve, protect, and enhance the quality and functions of the City's sensitive areas including: lakes, rivers, major and minor creeks, intermittent stream courses and their floodplains, wetlands, ground water resources, wildlife habitats, and areas of seismic and geological hazards.

✓	Policy L-29: Minimize erosion and sedimentation in and near sensitive areas by requiring appropriate construction techniques and resource practices, such as low impact development.
✓	Policy L-35: Ensure buildings, roads, and other features are located on less sensitive portions of a site when sensitive areas are present.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.

14. **Zoning Development Standard Compliance:** The site is classified Residential-4 (R-4) on the City's Zoning Map. The R-4 designation serves as a transition between rural designation zones and higher density residential zones. It is intended as an intermediate lower density residential zone. Larger lot subdivisions are preferred; however, "cluster development" is allowed on sites where open space amenities are created. Resulting development is intended to be superior in design and siting than that which would normally occur otherwise. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-4 Zone Develop Standards and Analysis																			
✓	<p>Density: There is no minimum density required in the R-4 zone. The maximum density permitted is 4.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment: The project site totals 22,574 square feet (0.52 acres). After the deduction of 192 square feet of public streets and 2,348 square feet of protected slopes, the site has a net area of 20,034 square feet (0.46 acres). The proposal for 2 lots on the project site would result in a net density of 4.34 dwelling units per acre (2 lots / 0.46 acres = 4.34 du/ac), which is less than the maximum density permitted in the R-4 zone.</i></p>																			
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-4 zone is 9,000 sq. ft., except for cluster development where the minimum lot size of the R-6 zone, 7,000 sq. ft., is permitted. A minimum lot width of 70 feet is required (80 feet for corner lots) and a minimum lot depth of 100 feet is required in the R-4 zone. Cluster development is permitted to utilize the minimum lot width and depth requirements of the R-6 zone, which are: a minimum width of 60 feet (70 feet for corner lots) and a minimum depth of 90 feet.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1 and 2</p> <table><tr><th>Proposed Lot</th><th>Lot Size (sq. ft.)</th><th>Lot Width (feet)</th><th>Lot Depth (feet)</th></tr><tr><td>Lot 1</td><td>7,889</td><td>64</td><td>122</td></tr><tr><td>Lot 2</td><td>7,778</td><td>64</td><td>120</td></tr><tr><td>Tract A</td><td>6,715</td><td>N/A</td><td>N/A</td></tr></table>				Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Lot 1	7,889	64	122	Lot 2	7,778	64	120	Tract A	6,715	N/A	N/A
Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)																	
Lot 1	7,889	64	122																	
Lot 2	7,778	64	120																	
Tract A	6,715	N/A	N/A																	

	<p><i>Staff Comment: As proposed all lots comply with the minimum lot size, width, and depth requirements for cluster development within the R-4 zone. Tract A is 30 percent of the total lot area after the deduction of the 192 square foot right-of-way dedication.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Setbacks: The required setbacks in the R-4 zone are as follows: front yard is 30 feet, side yard is combined 20 feet with not less than 7.5 feet on either side, side yard along the street 30 feet, and the rear yard is 25 feet. Cluster development in the R-4 zone is permitted to utilize the setback requirements of the R-6 zone, as follows: front yard is 25 feet, rear yard is 25 feet, side yard is combined 15 feet with not less than 5 feet on either side, and side yard along a street is 25 feet.</p> <p><i>Staff Comment: An existing residence and associated detached accessory structures, proposed for removal, are located on the project site (Exhibit 3). Staff recommends, as a condition of approval, that a demolition permit be obtained and all required inspections completed for the removal of the residence and detached accessory structures prior to the recording of the short plat.</i></p> <p><i>As discussed below under Landscaping (FOF 14), staff is recommending that the applicant install a 10-foot sight-obscuring landscape strip along the north property line of Lot 1 and the south property line of Lot 2. To ensure that the setback areas of these lots do not infringe upon the landscaped areas, staff recommends, as a condition of approval, that Lot 1 be required to maintain a 10-foot setback from the north property line and that Lot 2 be required to maintain a 10-foot setback from the south property line. A note to this effect shall be recorded on the face of the final short plat map.</i></p> <p><i>Setbacks for the new residences would be verified at the time of building permit review.</i></p>
<p>Compliance not yet demonstrated</p>	<p>Building Standards: The R-4 zone has a maximum building coverage of 35% and a maximum impervious surface coverage of 50%, except Cluster Development is permitted to utilize the R-6 standards which include a maximum building coverage of 40% and a maximum impervious surface coverage of 55%. In the R-4 zone, a maximum building height of 3 stories with a wall plate height of 32 feet is permitted.</p> <p>Cluster development in the R-4 zone shall adhere to the height requirements of the R-6 zone, as follows: a maximum building height of 2 stories with a wall plate height of 24 feet is permitted.</p> <p>Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height; common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., decks, railings, etc.) shall not extend above the maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height. Reserved.</p> <p>Wall plates supporting a roof with only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.</p> <p><i>Staff Comment: Building height, building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</i></p>

<p>Compliant if Condition of Approval is met</p>	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><u>Staff Comment:</u> A Conceptual Landscape Plan (Exhibit 7) was submitted with the application materials. The landscape plan shows an approximately 7.5-foot wide landscape strip between the curb and sidewalk along the High Avenue NE frontage and a 10-foot wide landscape strip behind the back of sidewalk, 8 feet of this 10-foot wide landscaped area is within undeveloped right-of-way and 2 feet is within the front yard area of the proposed lots. The required landscaped width between the curb and sidewalk would need to be increased to 8 feet to meet City standards. The 8 feet of landscaping between the back of curb and the property line meets the City's requirements for landscaping within undeveloped rights-of-way, however the 2 feet of on-site landscape within the front yard areas of the lots would need to be increased to 10 feet to meet the minimum on-site landscaping requirements. The vegetation proposed within the landscape strip between the curb and sidewalk includes flowering plum trees, daylilies, hansa Japanese rose, and kinnickinnick. The vegetation proposed within the landscaped areas behind the sidewalk within the undeveloped right-of-way and front yard areas of the proposed lots includes: western red cedar, vine maple, hansa Japanese rose, sword fern, Pacific wax myrtle, variegated dogwood, dwarf mungo pine, maiden grass, kinnickinnick, and lawn. To ensure that the proposed landscaped areas comply with City standards, staff recommends, as a condition of approval, that a detailed landscape plan be submitted with the Utility Construction Permit application showing the minimum 8-foot landscape strip between the curb and sidewalk and the minimum 10-foot on-site landscape strip required within the front yard areas of the proposed lots. The detailed landscape plan shall be submitted to the Current Planning Project Manager for review and approval. Landscaping between the curb and sidewalk shall be installed prior to final short plat approval, landscape behind the sidewalks shall be installed and inspected prior to Certificate of Occupancy for the new homes.</p> <p>The cluster development standards require that the provided open space adequately screen the proposed development from the existing development in the surrounding neighborhood. The location of Tract A along the eastern portion of the project site would adequately buffer the proposed clustered lots from the existing lots to the east. I-404 is located to the west of the project site, there would be no adverse impacts to I-405 from the proposed cluster development; therefore the project site would not be required to provide an additional buffer along the west property line. There is no buffer proposed between the new lots and the existing lots immediately to the north and south of the project site. Therefore, staff recommends, as a condition of approval, that a 10-foot wide landscaped visual barrier be planted along the north property line of Lot 1 and the south property line of Lot 2, this landscaped visual barrier shall be protected within a 10-foot wide easement. The easement shall</p>
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	<p><i>be recorded on the face of the final short plat. The plantings for the landscaped visual barrier shall be included on the detailed landscape plan and shall be submitted to the Current Planning Project Manager for review and approval at the time of Utility Construction Permit review. The plants shall be installed and inspected prior to Certificate of Occupancy for the new homes.</i></p>
<p>Compliant if conditions of approval met</p>	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><u>Staff Comment:</u> A Tree Retention Plan (Exhibit 9), Tree Retention Worksheet (Exhibit 8), Arborist Report (Exhibit 10), and a Conceptual Landscape Plan (Exhibit 7) were included in the submitted application materials. A total of 22 significant trees have been identified on the project site, of those 6 have been identified as dangerous by the applicant's arborist (Exhibit 10) and 2 are located within critical areas and buffers, resulting in 14 protected trees. Of the 14 protected trees, 30% or 4 trees are required to be retained or replaced. The applicant is proposing to retain 5 protected trees within Open Space Tract A, which exceeds the minimum tree retention requirements. After reviewing the Arborist Report and the proposed tree retention plan, staff has identified 4 additional viable trees for retention on the proposed lots. These trees are identified as: 106 (western red cedar), 107 (big leaf maple), and 109 (lodgepole pine). Trees 106, 107, and 109 are located along the north property line and would provide additional screening between the subject property and the lot to the north. The Conceptual Landscape Plan (Exhibit 7) identifies the tree density requirements for each lot. Both lots are required to maintain a tree density of 3 trees or equivalent caliper inches. The staff recommendation for the retention of trees 106, 107, and 109 would satisfy the minimum tree density requirements for Lot 1. The submitted Conceptual Landscape Plan (Exhibit 7) included two western red cedar trees within the rear yard area of Lot 2, which would satisfy the minimum tree density requirements for Lot 2.</p> <p>Staff recommends, as a condition of approval, that a Final Tree Retention and Land Clearing Plan be submitted at the time of Utility Construction Permit review. The Final Tree Retention and Land Clearing Plan shall include the retention of three additional</p>

	<i>trees (trees 106, 107, and 109) in addition to the 5 trees currently proposed for retention, resulting in a total of 8 retained trees. The final tree retention plan shall be submitted to the Current Planning Project Manager for review and approval prior to the issuance of the Utility Construction Permit.</i>
✓	<p>Parking: Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> <i>Each lot contains adequate area for the provision of the required parking spaces. Compliance with the driveway standards would be verified at the time of building permit review.</i></p>

15. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-4, R-6, R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

Compliance not yet demonstrated	<p>Garages: One of the following is required; the garage is:</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least eight feet (8'), or 2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or 3. Alley accessed, or 4. Located so that the entry does not face a public and/or private street or an access easement, or 5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or 6. Detached. <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Primary Entry: One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or 2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be</p>

	<p>taken from a front driveway.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Façade Modulation: One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or 2. At least two feet (2') offset of second story from first story on one street facing facade. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
N/A	Scale, Bulk, and Character: N/A
Compliance not yet demonstrated	<p>Roofs: One of the following is required for all development:</p> <ol style="list-style-type: none"> 1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or 2. Shed roof. <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Eaves: Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Architectural Detailing: If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or 2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance	Materials and Color: For subdivisions and short plats, abutting homes shall be of

not yet demonstrated	<p>differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or 2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24"). <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
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16. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations, if all conditions of approval are complied with:

✓	<p>Geologic Hazards: A minimum 15-foot building setback is required from the edges of protected slopes in accordance with RMC 4-3-050G.2. No additional buffers are required, unless recommended through a geotechnical evaluation.</p> <p><u>Staff Comment:</u> <i>A Geotechnical Evaluation, prepared by Geospectrum Consultants, Inc., dated March 21, 2016 (Exhibit 2) was submitted with the project application. According to the submitted geotechnical report (Exhibit 2), most of the site is gently sloped, but the eastern 1/3 of the property is occupied by the western slope of a local ravine. The property has a 4-foot elevation difference across the area of proposed Lots 1 and 2, however the eastern ravine within Open Space Tract A has about 10 to 18 feet of height with gradients that range from 10 percent up to 60 percent. Vegetation on the site consists of primarily lawn areas, fruit trees, and other ornamental vegetation as well as maple, cedar, and fir trees ranging from 12-24 inches in diameter. In addition, the eastern slope area is vegetated within ivy, blackberries, and other underbrush.</i></p> <p><i>The applicant indicates that approximately 100 cubic yards of excavation/fill would be required for the construction of the frontage improvements.</i></p> <p><i>According to the submitted geotechnical report (Exhibit 2), four test pits were excavated on the project site. The soils within the test pits were generally natural, however within TP-2 some surface fill was encountered near the top of the eastern ravine slope. The natural soils at the test pit locations included a surface layer of topsoil underlain by medium grained sand with some silt to a depth of about 2 feet below the natural surface. Deeper natural soils were generally medium grained sand with fine gravel and minor silt content. The fill and natural soils were loose to depths of about 3 to 5+ feet becoming medium dense at greater depths and dense soils were encountered at about 5.5 feet in TP-2. No surface seepage or springs were observed on the site and no free groundwater was observed in any of the test pits.</i></p> <p><i>The City's critical areas regulations (RMC 4-3-050) do not specify any minimum buffer requirements from protected slopes, unless recommended through a submitted geotechnical study. A minimum 15-foot building setback from protected slopes is</i></p>
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	<p><i>required. The submitted geotechnical report (Exhibit 2) concluded that the minimum 15-foot building setback requirement would provide adequate protection to the protected slope area. The report (Exhibit 2) also concludes that full infiltration of surface water is feasible on the project site. Recommendations for foundations, site grading, drainage control, and erosion control were provided. It is anticipated that the City's currently adopted erosion control, construction, and drainage regulations would adequately mitigate for any impacts that could result from the proposed development and the proposed project is avoiding any impacts to the protected slopes; therefore no further mitigation is recommended.</i></p> <p><i>A native growth protection area shall be instituted to protect the protected slope area from future development. The applicant shall create a native growth protection tract via the short plat and record a permanent and irrevocable covenant running with the land or deed restriction on the property title of any critical area management tract or tracts created as a condition of a permit. Such covenant or deed restriction(s) shall prohibit development, alteration, or disturbance within the tract except for purposes of habitat enhancement as part of an enhancement project which has received prior written approval from the City, and from any other agency with jurisdiction over such activity. A covenant running with the land shall be placed on the tract restricting its separate sale. Each abutting lot owner or the homeowners' association shall have an undivided interest in the tract.</i></p> <p><i>The common boundary between a native growth protection area and the abutting land must be permanently identified. This identification shall include a split rail fence and permanent wood or metal signs on treated or metal posts. Sign locations and size specifications shall be approved by the City. Suggested wording is as follows: "Protection of this natural area is in your care. Alteration or disturbance is prohibited by law."</i></p> <p><i>To ensure the protection of the protected slope area is in compliance with the City's critical areas regulations, staff recommends, as a condition of approval that Tract A be designated as a native growth protection area with an irrevocable covenant running with the land or deed restriction on the property title of the tract. The native growth protection area shall be recorded on the face of the final short plat. Each abutting lot owner shall have an undivided interest in the tract. In addition, staff recommends, that signage and split rail fencing be installed along the west boundary of Tract A. A fencing and signage detail shall be included on the civil plans submitted at the time of Utility Construction Permit application. The fencing and signage detail shall be submitted to the Current Planning Project Manager for review and approval.</i></p>
	<p>Wellhead Protection Area: The project site is located within a Wellhead Protection Area, Zone 2, any fill proposed requires a fill source statement.</p>

17. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
✓	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9')</p>

	and double loaded garage driveways shall not exceed sixteen feet (16'). <i>Staff Comment: Access to the proposed lots is proposed via residential driveways off of High Avenue NE.</i>
N/A	Blocks: Blocks shall be deep enough to allow two tiers of lots. <i>Staff Comment: N/A</i>
✓	Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-4 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width. <i>Staff Comment: The proposed lots are rectangular in shape and comply with the minimum lot size, width, and depth requirements for Cluster Development in the R-4 zone.</i>
✓	Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards. <i>Staff Comment: The proposed project fronts High Ave NE to the west, which is classified as a residential access street and requires a right-of-way width of 53 feet. The existing right-of-way width in High Ave NE is approximately 50 feet. To meet the city's complete street standards for residential streets, street improvements including, but not limited to a minimum of 13 feet of paving from the centerline, curb and gutter, an 8 foot planter strip, a 5 foot sidewalk and storm drainage improvements are required to be constructed in the right of way fronting the site per City Code 4-6-060. To build this street section, dedication of 1.5 feet of right of way fronting the site will be required. The proposed street section for High Avenue NE meets the street standards for residential access streets.</i>
✓	Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses. <i>Staff Comment: The project site is surrounded by R-4 zoned properties developed with single family residences to the north, south, and east. I-405 is located immediately to the west of the project site. As previously discussed above under Landscaping (FOF 14), staff is recommending that a sight obscuring landscape strip be provided along the north and south property lines to buffer the existing lots to the north and south from the proposed cluster development.</i>

18. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. 2016 Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.
✓	Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Kennydale Elementary, McKnight Middle School and Hazen High School. Student attending Kennydale Elementary would walk to school along the following route: north along High Ave NE to NE 24 th Street where they would walk along the existing sidewalk to Jones

	<p>Avenue NE where they would cross the street and walk to the north along the existing sidewalk to Kenneydale Elementary. Students attending McKnight Middle School would be bussed from the existing stop located 0.4 miles from the project site at NE 28th Street and Jones Avenue NE. Students walking to this bus stop would walk the same route as the elementary students walking to Kenneydale Elementary, which is across the street from this bus stop. High school students would be bussed from the existing stop at Aberdeen Avenue NE and NE 24th Street 0.39 miles from the project site. Students would walk north along High Avenue NE to NE 24th Street where they would walk east along the shoulder to Aberdeen Avenue NE. The proposed project includes the installation of frontage improvements along the High Avenue NE frontage, including sidewalks.</p> <p>A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$5,643.00 per single family residence.</p>
✓	<p>Parks: A Park Impact Fee would be required for the future houses. The current Park Impact Fee is \$1,887.94. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>Staff Comment:</i> A Preliminary Technical Information Report (TIR) prepared by Encompass Engineering & Surveying, dated April 7, 2016 (Exhibit 11), a geotechnical report (Exhibit 2), and a Conceptual Drainage Control Plan (Exhibit 4) was submitted with the project application. The site is approximately 0.51 acres in area. Based on the City's flow control map, the site falls within two different flow control standard areas. The western portion of the site adjacent to High Ave NE is in the Peak Rate Runoff Control Stand area matching Existing Site Conditions. A majority of the site to the east is in the Flow Control Duration Standard matching Forested Conditions and is within the East Lake Washington - Renton Drainage Basin. The site contains two natural discharge locations.</p> <p>According to the submitted TIR (Exhibit 11), for the west discharge location, runoff from the western portion of the site generally sheet flows across the site to the west and collects in a channel along the edge of the roadway and flows south toward an existing inlet. For the east discharge location, runoff from the eastern half of the site sheet flows across the site toward the east and then across the property to the east until it enters a roadway ditch along Jones Avenue NE.</p> <p>To meet the City's Flow Control standards, the proposal is to utilize full infiltration. The infiltration drywells are over-sized and an overflow swale located between the new lots will divert any overflow toward the street and away from the steep slope area along the eastern side of the site. Any overflow for the proposed drywall located at the southeast corner of the site will spill onto a rock pad to disperse flow. Proposed runoff for each lot will be mitigated through filter strips located along the edge of each driveway.</p> <p>Per King County Surface Water Design Manual appendix C the submitted drainage plan (Exhibit 4) and drainage report (Exhibit 11) provides the correct requirements for the dry wells, however the report does not correctly calculate the maximum allowable impermeable surface. Due to the soil conditions outlined in the submitted geotechnical report (Exhibit 2) the maximum impermeable surface allowed based on the provided infiltration volume is approximately 4,188 square feet. If more square footage is needed</p>

	<p><i>please provide additional information.</i></p> <p><i>Any area specific flow control facility must be designed following section 1.2.3 in the King County Surface Water Design Manual. Based on the Technical Information report there are no flow control (detention) system required. Provide additional information as to why the site is not required to provide detention (list the applicable exemption).</i></p> <p><i>Drainage improvements along all street frontages shall conform to the City's street standards. Storm drains should be located outside of the planter and the sidewalk. Required horizontal and vertical separation from other utilities shall be provided.</i></p> <p><i>The updated drainage plan and TIR will be required as part of the utility permit submittal. The final sizing and design of the proposed drainage improvements would be reviewed for compliance with the adopted 2009 King County Surface Water Design Manual and City of Renton amendments during Utility Construction Permit review.</i></p>
✓	<p>Water: The project is within the City of Renton's water service area in the 435 hydraulic zone. There is an existing 8" water line in High Ave (See Drawing #W328706) that can deliver 1250 gpm. The static water pressure is about 76 psi at elevation 276 feet. There is an existing hydrant within 300 feet of the property. There is an existing ¾" water meter serving the existing home. The site is located in the Wellhead Protection Area Zone2. The submitted plans show a new 1 inch domestic water service line and a meter to each lot. If proposed dwelling exceed 3,600 sq ft or if required by the Fire Department a residential sprinkler system will need to be installed. The Development is subject to a water system development charge (SDC) fee. The SDC fee for the water is based on the size of the new domestic water to serve the project. The current water fee for a single 1" meter is \$3,245. A credit will be given for the existing domestic water line.</p>
✓	<p>Sanitary Sewer: Sewer service is provided by the City of Renton. There is an existing 8" sanitary sewer main in High Ave NE (See drawing #S 332801). The Current sewer main terminates at the north end of the property at 2300 High Ave NE, whose Property was recently connected to the sewer main under temporary service agreement.</p> <p>The applicant has proposed extension of a new 8" sewer main from the existing sanitary sewer main which will extend across the site frontage on High Ave NE as required in accordance with Renton Municipal Code. The approximate length of the sewer main extension is 325 LF of 8" main. Developer may apply for latecomers agreement per section RMC 9-5.</p> <p>The Development is subject to a wastewater system development charge (SDC) fee. SDC fee for sewer base on the size of the new domestic water to serve the project. The current sewer fee for a 1" meter install is \$2,242.00/meter. The site is in the West Kenndale Special Assessment District (SAD) and the fee per lot is \$1,050.00 per lot.</p>

I. CONCLUSIONS:

1. The subject site is located in the Residential Low Density (LD) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 13.
2. The subject site is located in the R-4 zoning classification and complies with the zoning and development standards for Cluster Development established with this designation provided the applicant complies with City Code and conditions of approval see FOF 14.
3. The proposed short plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval see FOF 15.

4. The proposed short plat complies with the Critical Areas Regulations provided the applicant complies with City Code and conditions of approval, see FOF 16.
5. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 17.
6. The proposed short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 17.
7. There are safe walking routes to the schools and school bus stop, see FOF 18.
8. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 18.

J. DECISION:

The Stewart Short Plat, File No. LUA16-000464, as depicted in Exhibit 3, is approved and is subject to the following conditions:

1. The applicant shall obtain a demolition permit for the removal of the residence and associated detached accessory structures and complete all required inspections prior to the recording of the short plat.
2. Lot 1 shall be required to maintain a 10-foot setback from the north property line and Lot 2 shall be required to maintain a 10-foot setback from the south property line. A note to this effect shall be recorded on the face of the final short plat map.
3. A detailed landscape plan shall be submitted with the Utility Construction Permit application showing the minimum 8-foot landscape strip between the curb and sidewalk and the minimum 10-foot on-site landscape strip required within the front yard areas of the proposed lots. The detailed landscape plan shall be submitted to the Current Planning Project Manager for review and approval. Landscaping between the curb and sidewalk shall be installed prior to final short plat approval, landscape behind the sidewalks shall be installed and inspected prior to Certificate of Occupancy for the new homes.
4. A 10-foot wide landscaped visual barrier shall be planted along the north property line of Lot 1 and the south property line of Lot 2, this landscaped visual barrier shall be protected within a 10-foot wide easement. The easement shall be recorded on the face of the final short plat. The plantings for the landscaped visual barrier shall be included on the detailed landscape plan and shall be submitted to the Current Planning Project Manager for review and approval at the time of Utility Construction Permit review. The plants shall be installed and inspected prior to Certificate of Occupancy for the new homes.
5. A Final Tree Retention and Land Clearing Plan shall be submitted at the time of Utility Construction Permit review. The Final Tree Retention and Land Clearing Plan shall include the retention of three additional trees (trees 106, 107, and 109) in addition to the 5 trees currently proposed for retention, resulting in a total of 8 retained trees. The final tree retention plan shall be submitted to the Current Planning Project Manager for review and approval prior to the issuance of the Utility Construction Permit.
6. Tract A shall be designated as a native growth protection area with an irrevocable covenant running with the land or deed restriction on the property title of the tract. The native growth protection area shall be recorded on the face of the final short plat. Each abutting lot owner shall have an undivided interest in the tract.
7. Signage and split rail fencing shall be installed along the west boundary of Tract A. A fencing and signage detail shall be included on the civil plans submitted at the time of Utility Construction Permit application. The fencing and signage detail shall be submitted to the Current Planning Project Manager for review and approval.

DATE OF DECISION ON LAND USE ACTION:**SIGNATURE:**

Jennifer Henning, Planning Director

Date

TRANSMITTED this 5th day of August, 2016 to the Owner/Applicant/Contact:

*Owner/Applicant:**Hugh Stewart**3933 Lake Washington Blvd NE, # 100**Kirkland, WA 98033**Contact:**Chad Allan**Encompass Engineering & Surveying**165 NE Juniper Street, Suite 201**Issaquah, WA 98027*

TRANSMITTED this 5th day of August, 2016 to the Parties of Record:

No Parties of Record

TRANSMITTED this 5th day of August, 2016 to the following:

Chip Vincent, CED Administrator

Brianne Bannwarth, Development Engineering Manager

Jan Conklin, Development Services

Vanessa Dolbee, Current Planning Manager

Fire Marshal

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on August 19, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals

August 5, 2016

Page 18 of 18

to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: August 1, 2016

PART ONE: PROJECT BACKGROUND

Project Name: Stewart Short Plat

Project Number: LUA16-000464, SHPL-A, ECF

Project Manager: Jill Ding, Senior Planner

Owner/Applicant: Hugh Stewart, 3933 Lake Washington Blvd NE, #100, Kirkland, WA 98033

Contact: Chad Allan, Encompass Engineering & Surveying, 165 NE Juniper Street, Suite 201, Issaquah, WA 98027

Project Location: 2216 High Avenue NE (Parcel No. 334450-0189)

Project Summary: The applicant is requesting Preliminary Short Plat approval and Environmental (SEPA) Review for the subdivision of an existing 22,574 square foot site, zoned Residential-4 (R-4), into two lots for the future construction of single family residences and one open space tract (Tract A). An existing residence is proposed to be removed to accommodate the subdivision. In addition, the applicant is proposing cluster development, which allows them to utilize the R-6 development standards in exchange for setting aside 30 percent of the total site area as open space. Lot 1 is proposed to have an area of 7,889 square feet and Lot 2 would have an area of 7,778 square feet. Access to both lots would be provided via residential driveways off of High Avenue NE. A protected slope is located on the northeast corner of the site and would be within Tract A. In addition sensitive slopes and a Wellhead Protection Area Zone 2 are mapped on the project site.

Exist. Bldg. Area SF: N/A

Proposed New Bldg. Area: N/A

Site Area: 22,574 sf

Total Building Area GSF: N/A

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).



Exhibit
1

Project Location Map

GEOSPECTRUM CONSULTANTS, INC.

Geotechnical Engineering and Earth Sciences

March 21, 2016

Mr. Hugh Stewart
c/o Encompass Engineers
165 NE Juniper Street, Suite 201
Issaquah, WA 98027

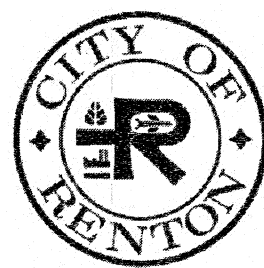
SUBJECT: GEOTECHNICAL EVALUATION
Proposed 2-Lot Residential Subdivision
2216 High Avenue NE
Renton, Washington
Project No. 16-10201

Dear Hugh,

This report presents the results of our evaluation of your subject lot for the proposed 2-lot subdivision. Our work was performed in accordance with the conditions of our proposal dated February 19, 2016. The purpose of our work was to evaluate the site for new residence structures and the feasibility of onsite infiltration systems.

Our site evaluations were based on a site plan provided by Encompass Engineering (see Figure 2). The site plan indicates that the existing property will be subdivided to create two new residential lots on the western 2/3 of the property and a open space on the eastern 1/3 of the property. We understand that two new wood-frame residence structures will be constructed on the new lots.

Exhibit
2



CITY OF RENTON
SHORT PLAT

LUA
LND

OWNERS DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE ADJUSTMENT PURSUANT TO CHAPTER 56.17 R.C.W. AND DECLARE THIS MAP TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS. IN WITNESS WHEREOF WE HAVE SET OUR HANDS. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

HUGH J. STEWART,
AS HIS SOLE AND SEPARATE COMPANY

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
HUGH J. STEWART

SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

APPROVALS:
CITY OF RENTON

Examined and approved this _____ day of _____, 20____

Administrator, Department of Public Works

KING COUNTY
DEPARTMENT OF ASSESSMENTS

Examined and approved this _____ day of _____, 20____

Assessor

Deputy Assessor

Account Number 334450-0189

RECORDING NO.

VOL./PAGE

SCALE:

PORTION OF
S.E. 1/4 OF N.W. 1/4 OF SECTION 5, T. 23 N., R. 5 E., W.M.

LEGAL DESCRIPTION

THE NORTH 128 FEET OF TRACT 329, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN, DIVISION NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 83, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 80 FEET THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 2-A BY DEED RECORDED UNDER RECORDING NO. 4683133.

DATUM

NAVD 88 CITY OF RENTON

BENCHMARK

CITY OF RENTON CONTROL POINT 334
FOUND 6" ROUND CONCRETE MONUMENT WITH NAIL IN CASE AT THE INTERSECTION OF N.E. 24TH STREET AND JONES AVENUE N.E.
ELEVATION=244.34 FEET

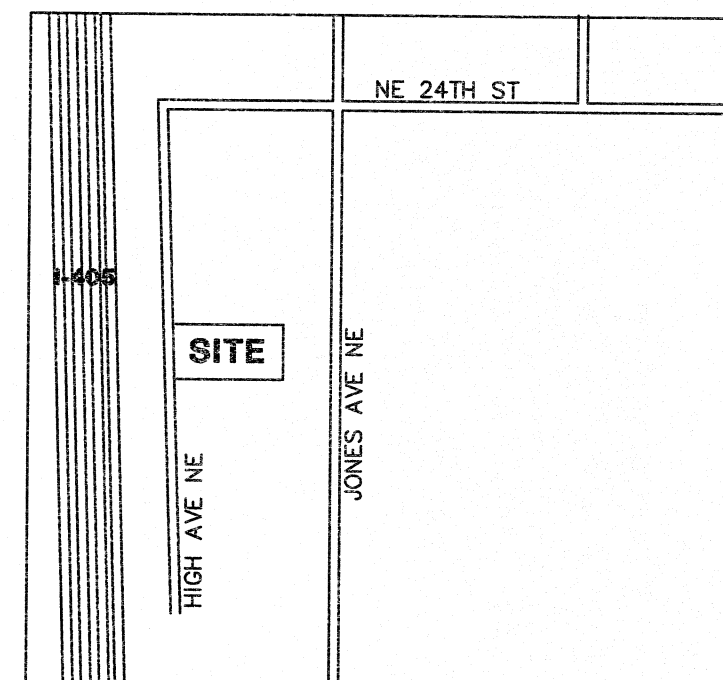
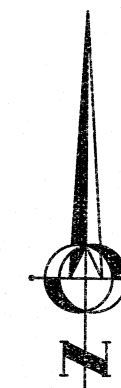
INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

OWNER
HUGH STEWART
3933 LAKE WASHINGTON BLVD NE #100
KIRKLAND WA 98033

SURVEYOR / ENGINEER
STEVEN McCASKEY / CHAD ALLEN
ENCOMPASS ENGINEERING AND SURVEYING
165 NE JUNIPER ST., SUITE 201
ISSAQUAH, WA 98027



VICINITY MAP
NTS

RECORDER'S CERTIFICATE

filed for record this.....day of.....,20.....at.....M
in book.....of.....at page.....at the request of
STEVEN D. McCASKEY

Mgr.

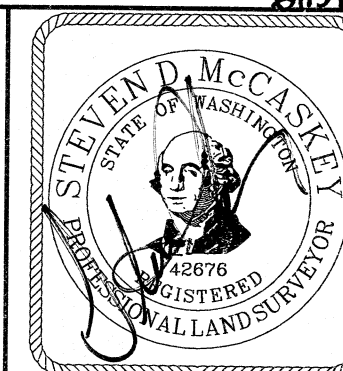
Supt. of Records

LAND SURVEYOR'S CERTIFICATE

This Short Plat correctly represents a survey made by me or under my direction in conformance with the requirements of the appropriate State and County Statute and Ordinance in 2016, 2016.....

Certificate No.42676.....

STEWART
PRELIMINARY
SHORT PLAT



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

DWN. BY JEF	DATE 06/10/16	JOB NO. 15671
CHKD. BY SDM	SCALE N/A	SHEET 1 OF 2

Exhibit
3



CITY OF RENTON

SHORT PLAT

LUA
LND

BASIS OF BEARING

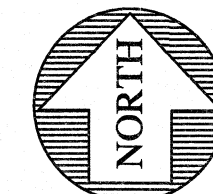
NAD 83/91 PER CITY OF RENTON CONTROL NOS. 266 AND 1839

CITY OF RENTON CONTROL POINT 266

FOUND 6" ROUND CONCRETE MONUMENT WITH NAIL IN CASE AT THE INTERSECTION OF N.E. 28TH STREET AND JONES AVENUE N.E.
NORTHING: 191430.22 FEET
EASTING: 1303592.63 FEET

CITY OF RENTON CONTROL POINT 1839

FOUND 1/8" COPPER PIN ON CONCRETE POST MONUMENT IN A MONUMENT CASE, DOWN 0.4 FEET, LOCATED AT THE INTERSECTION OF NE 20TH STREET AND JONES AVENUE NE.
NORTHING: 188878.12 FEET
EASTING: 1303567.98 FEET



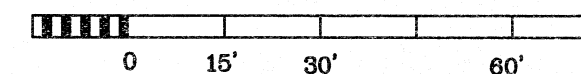
0 5 10 20 30

SCALE 1" = 30'

RECORDING NO.

VOL./PAGE

SCALE: 1 INCH = 30 FT.



PORTION OF

S.E. 1/4 OF N.W. 1/4 OF SECTION 5, T. 23 N., R. 5 E., W.M.

FOUND MON IN CASE
C.O.R. #266
0.13"N
(VISITED 01/2016)

90°21'30"
(PER ROS#
20060118900012)

LEGEND:

- CLEAN OUT
- GAS METER
- TELEPHONE RISER
- STREET LIGHT
- SSMH
- GAS VALVE
- WATER METER
- WATER VALVE
- CATCH BASIN
- FIRE HYDRANT
- TRAFFIC SIGN
- POWER POLE
- FIR TREE
- COTTONWOOD TREE
- UNSPECIFIED TREE
- TREE STUMP
- MAPLE TREE
- PINE TREE
- ALDER TREE
- CEDAR TREE
- SPRUCE TREE
- LAUREL TREE
- SET REBAR AND CAP
LS# 42676
- FOUND AS DESCRIBED

REFERENCES

RECORD OF SURVEY
REC. NO. 20060118900002

ROBERSON SHORT PLAT
VOL. 247, PG. 141, KING COUNTY RECORDS

RECORD OF SURVEY
REC. NO. 2002040390006

FOUND MON IN CASE
C.O.R. #1839
(VISITED 01/2016)

TOTAL PROPOSED LOTS	2	PROPOSED LOT AREAS
TAX PARCEL NO.	334450-0189	LOT 1 7,889 SQ. FT.
ZONING	R-4	LOT 2 7,778 SQ. FT.
PARCEL AREA	22,574 SQ. FT. 0.52 ACRES	TRACT A 6,715 SQ. FT.
CRITICAL AREAS	2,348 SQ. FT.	DEDICATION 192 SQ. FT.
CRITICAL AREAS BUFFER	0 SQ. FT.	
MAX. ALLOWABLE DENSITY	4.0 DU/ACRE	
PROPOSED DENSITY	4.34 DU/ACRE ROUNDS TO 4.0 DU/ACRE	

SITE IS IN WELLHEAD PROTECTION AREA (ZONE 2)

NE 24TH ST

APPROX LOCATION EX SEWER
MANHOLE 200' N. OF SITE

20.00' PER ROS
REC. NO. 20060118900012

STEEP SLOPE
SETBACK
AREA=2,081 SQ FT

PARCEL#
3344500213

PARCEL#
3344500191

PARCEL#
3344500192

HIGH AVE. NE

CENTERLINE I-405 AND WSDOT R.O.W.

I-405

160'± WSDOT ROW

150'± WSDOT ROW

150.04'

522+85.64
CALCULATED
POSITION
(PER ROS#
20060118900012)

524+10.74
CALCULATED
POSITION
(PER ROS#
20060118900012)

541+18.03
88°2'58"
CALCULATED POSITION
(PER ROS#
20060118900012)

1.50'
DEDICATION
192
SQ. FT.

LOT 1
7,889
SQ. FT.

HOUSE
FF=282.11
FF BASEMENT:
273.52
TO BE
REMOVED

CONC.

DECK OVER
PARKING

LOT 2
7,778
SQ. FT.

ASPHALT

120.82'

174.58'

5.4'

4' CYCLONE
FENCE 0.57'
N. OF R.

FOUND MAG NAIL
W/ WASHER LS #29537
1.11'S
0.61'E

PARCEL#
3344500190

TRACT A
OPEN SPACE
6,715 SQ. FT.

RETAINING WALL 1.20'

10.8'

12'16"

2'3"

2'8"

52.46'

174.58'

5.4'

4' CYCLONE
FENCE 0.57'
N. OF R.

64.01'

128.00'

500°33'23"W

128.00'

500°33'23"W

128.00'

500°33'23"W

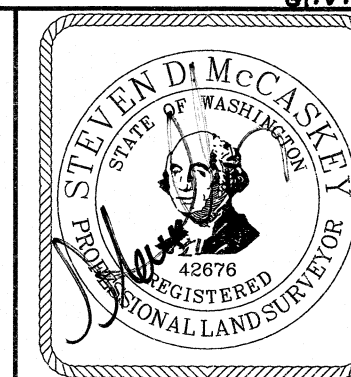
128.00'

500°33'23"W

128.00'

500°33'23"W

STEWART
PRELIMINARY
SHORT PLAT



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

DWN. BY JEF	DATE 06/10/16	JOB NO. 15671
CHKD. BY SDM	SCALE 1"=30'	SHEET 2 OF 2

SE 1/4 OF NW 1/4 OF SECTION 5, T. 23 N., R. 5 E., W.M.
CITY OF RENTON, STATE OF WASHINGTON



JOB NO.	15671
DATE	06/03/16
SCALE	1"=20'
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC
SHEET 1 OF 1	

ADVISORY NOTES TO APPLICANT

LUA16-000464



Application Date: June 20, 2016
Name: Stewart Short Plat

Site Address: 2216 High Ave NE
Renton, WA 98056-2617

PLAN - Planning Review - Land Use

Version 1 |

Planning Review Comments

Contact: Jill Ding | 425-430-6598 | jd Ding@rentonwa.gov

- Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING - Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.
7. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

Engineering Review Comments

Contact: Justin Johnson | 425-430-7291 | jjjohnson@rentonwa.gov

- Recommendations: Zoning: R 4
- Maximum Impervious area: 55% total lot area – see 2009 Surface Water Design Manual Amendment 3.2.2.1 Calculation of Impervious Area.
- Existing conditions
- Transportation:
1. The existing Right of Way width in High Ave NE is approximately 50 feet and is classified as a residential access street.
- Surface water:
1. There are existing storm drainage facilities located in NE 24th St to the north of the project site, as well as facilities in High Ave NE to the south of the project site.
2. The site contains regulated slopes of >15%, >25%, and >40% along the east portion of the parcel.
- Water:
1. The project is within the City of Renton's water service area in the 435 hydraulic zone. There is an existing 8" water line in High Ave (See Drawing #W328706) that can deliver 1250 gpm. The static water pressure is about 76 psi at elevation 276 feet.
2. There is an existing hydrant within 300 feet of the property.
3. There is an existing ¾" water meter serving the existing home.
4. The site is located in the Aquifer Protection Area Zone 2.
- Sewer:
1. Sewer is provided by the City of Renton.
2. There is an existing 8" sanitary sewer main in High Ave NE (See drawing #S 332801). The Current sewer main terminates at the north end of the property at 2300 High Ave NE, whose Property was recently connected to the sewer main under temporary service agreement.
- Code Requirements:
- Water:
1. Plans show a new 1 inch domestic water service line and a meter to each lot. If proposed dwelling exceed 3,600 sq ft or if required by the residential Fire Prevention Department a residential sprinkler system will need to be installed.
2. The Development is subject to a water system development charge (SDC) fee. The SDC fee for the water is based on the size of the new domestic water to serve the project. The current water fee for a single 1" meter is \$3,245. A credit will be given for the existing domestic water line.
- Sewer:
1. The applicant has proposed extension of a new 8" sewer main from the existing sanitary sewer main which will extend across the site

PLAN - Planning Review - Land Use

Version 1 |

Engineering Review Comments**Contact:** Justin Johnson | 425-430-7291 | jtjohnson@rentonwa.gov

frontage on High Ave NE as required in accordance with Renton Municipal Code. The approximate length of the sewer main extension is 325 LF of 8" main. Developer may apply for latecomers agreement per section RMC 9 5.

2. The Development is subject to a wastewater system development charge (SDC) fee. SDC fee for sewer base on the size of the new domestic water to serve the project. The current sewer fee for a 1" meter install is \$2,242.00/meter. The site is in the West Kennydale Special Assessment District (SAD) and the fee per lot is \$1,050.00 per lot.

Transportation

1. All utilities serving the site are required to be undergrounded.
2. Payment of the transportation impact fee is applicable on the construction of the single family houses at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per single family house. The transportation impact fee that is current at the time of building permit application will be leveled, payable at the building permit issue.
3. The proposed project fronts High Ave NE to the west which is classified as a residential access street which requires 53 feet of Right of Way. The existing right of way width in High Ave NE is approximately 50 feet. To meet the city's complete street standards for residential streets, street improvements including, but not limited to a minimum of 13 feet of paving from the centerline, curb and gutter, an 8 foot planter strip, a 5 foot sidewalk and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4 6 060. To build this street section, dedication of 1.5 feet of right of way fronting the site will be required.
4. Municipal code 4 6 060 J states shared driveways may be allowed for access to four (4) or fewer residential lots, provided the shared driveway is no more than two hundred feet (200') in length In addition the shared driveway does not pose a safety risk and provides sufficient access for emergency vehicles and personnel. The applicant shall ensure the shared driveway can be continually maintained to minimum standards listed in this section by the owners of the lots served by the driveway to the satisfaction of the City of Renton, prior to the recording of the short plat. Driveways shall not be closer than five feet (5') to any property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk. To exceed fifteen percent (15%), a variance from the Administrator is required.
5. Right of Way Dedication of 1.5 feet is required along the west side of the property.

Surface Water:

1. State that a drainage report was received, the date of the report and the author of the report. Recap the report, indicating the proposed measures for handling the added impervious surfaces for the project. – indicate any areas where the drainage report does not comply with the standards outlined in the manual.
2. The geotechnical report was received, the date of the report and the author of the report. The report indicates the soil type, depths of the test and recommendations.
3. Per King County Surface Water Design Manual appendix C a drainage plan and drainage report provides the correct requirements for the dry wells however does not correctly calculate the maximum allowable impermeable surface. Due to the soil conditions submitted in the report the maximum impermeable surface allowed based on the provided infiltration volume is approximately 4188 ft2. If more square footage is needed please provide additional information.
4. Surface water system development fee is \$1,350.00 for each new lot. This is payable prior to issuance of the construction permit.
5. Any area specific flow control facility must be designed following section 1.2.3 in the King County Surface Water Design Manual. Based on the Technical Information report there are no flow control (detention) system required. Provide additional information as to why the site is not required to provide detention. (List the applicable exemption). Generally I also list a caveat that says if there are changes to the site plan, it may impact the exemption qualifications.
6. The report should be able to provide enough information if anyone was interested in the stormwater they would have enough information to be confident that the stormwater from the development will not impact the properties around.

General Comments:

1. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector.
2. When utility plans are complete, please submit four (4) copies of the drawings, two (2) copies of the drainage report, the permit application, an Itemized cost of construction estimate, and application fee at the counter on the sixth floor.
3. All sewer stubs, water services and storm connections are required to be provided to each lot prior to recording of the short plat.
4. Fees quoted in this document reflects the fees applicable in the year 2016 only.
5. Bond quantities are applicable and are required to be submitted at the time of the utility permit application.

Adequate separation between utilities shall be provided in accordance with code requirements. 7 ft minimum horizontal and 1 ft vertical separation between storm and other utilities is required with the exception of water lines which require 10 ft horizontal and 1.5 ft vertical.



PLAN - Planning Review - Land Use

Version 1 |

Fire Review - Building Comments	Contact: Corey Thomas 425-430-7024 cthomas@rentonwa.gov
<p>Recommendations: Environmental Impact Comments:</p> <p>1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit. Credit will be granted for the removal of the one existing home.</p> <p>Code Related Comments:</p> <p>1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm.</p> <p>2. Fire department apparatus access roadways are adequate as they exist. City of Renton ordinance requires all homes on dead end streets that exceed 500 feet be equipped with approved residential fire sprinkler system</p>	

STEWART SHORT PLAT
S.E. 1/4 OF N.W. 1/4 OF SECTION 05, T. 23 N., R. 05 E., W.M.
CITY OF RENTON, STATE OF WASHINGTON

PLANT SCHEDULE

BOTANICAL NAME COMMON NAME SIZE COMMENTS

TREES

Thuja plicata 'Excelsa'	Western Red Cedar	8'	Well Branched / Matching/ Native
Acer circinatum	Vine Maple	1 1/2" cal.	Min. 3 stems/ Well Branched / Native
Prunus cerasi 'Thundercloud'	Flowering Plum	2" cal.	Well Branched / Matching

SHRUBS

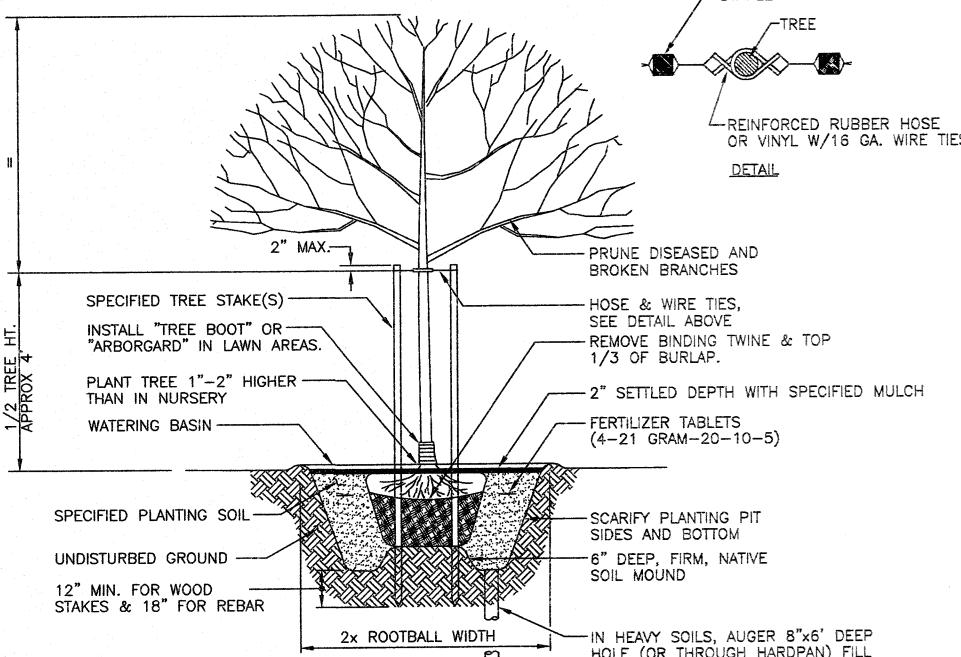
Hemerocallis 'Stella d Oro'	Daylily	1 gal	Full / Compact /Drought tolerant
Rosa rugosa 'Hansa'	Hansa Japanese Rose	18"	Full / Compact /Drought tolerant
Polystichum munitum	Sword Fern	2 gal	Full / Compact / Native
Myrica californica	Pacific Wax Myrtle	5 gal	Full / Compact / Native
Cornus a. 'Elegantissima'	Variegated Dogwood	5 gal	Full / Compact
Pinus mugo 'Pumilio'	Dwarf Mugo Pine	2 gal	Full / Compact /Drought tolerant
Miscanthus sinensis	Maiden Grass	5 gal	Full / Compact

GROUNDCOVERS

Arctostaphylos uva ursi	Kinnikinnick	4"pots	Full / Compact / Plant 12" on center/ Drought tolerant
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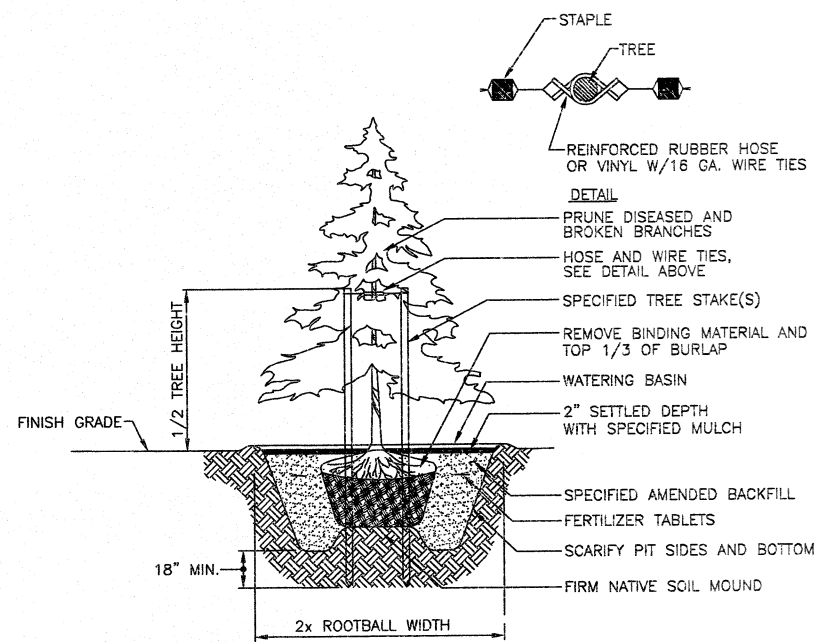
LANDSCAPE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
 - CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. (LOCATION SERVICE PHONE: 1-800-424-5555)
 - CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SHOWN.
 - GROUND COVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLANT SCHEDULE. WHERE GROUND COVER ADJUTS CURBING, SIDEWALKS, SIGNS OR POLES, MINIMUM PLANTING DISTANCES SHALL BE 12" FROM CENTER OF PLANT TO CURB, SIDEWALK, ETC. MINIMUM PLANTING DISTANCE SHALL BE 24" FROM CENTER OF TREES AND SHRUBS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON PLAN.
 - SUBGRADE IS TO BE WITHIN 1/10TH OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" IN DIAMETER.
 - NEW BED AREAS, AS SHOWN ON THE PLANS, SHALL RECEIVE A MINIMUM OF 4" DEPTH "CEDARGROVE" COMPOST THEN ROTOTILLED TO A DEPTH OF 8". THEN AN ADDITIONAL 4" MINIMUM OF 3-WAY TOPSOIL IN ALL NEW BED AREAS & 2" IN LAWN AREAS.
 - ALL BEDS TO RECEIVE A MINIMUM OF 3" FERTI-MULCH.
 - ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER
 - ALL PLANT MATERIAL SHALL CONFORM TO ANSI 260.1 AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- A. GENERAL: ALL PLANT MATERIALS FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE FULL, WELL-BRANCHED, WELL-PROPORTIONED, AND HAVE A VIGOROUS, WELL-DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- B. TREES, SHRUBS, AND GROUNDCOVERS: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL-FOLIATED WHEN IN LEAF, FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
12. CONTRACTOR TO PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.



TREE PLANTING & STAKING DETAIL

NOT TO SCALE



CONIFEROUS TREE PLANTING AND STAKING DETAIL

NOT TO SCALE

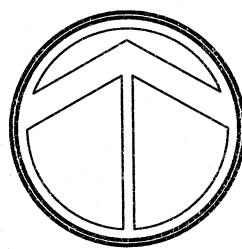
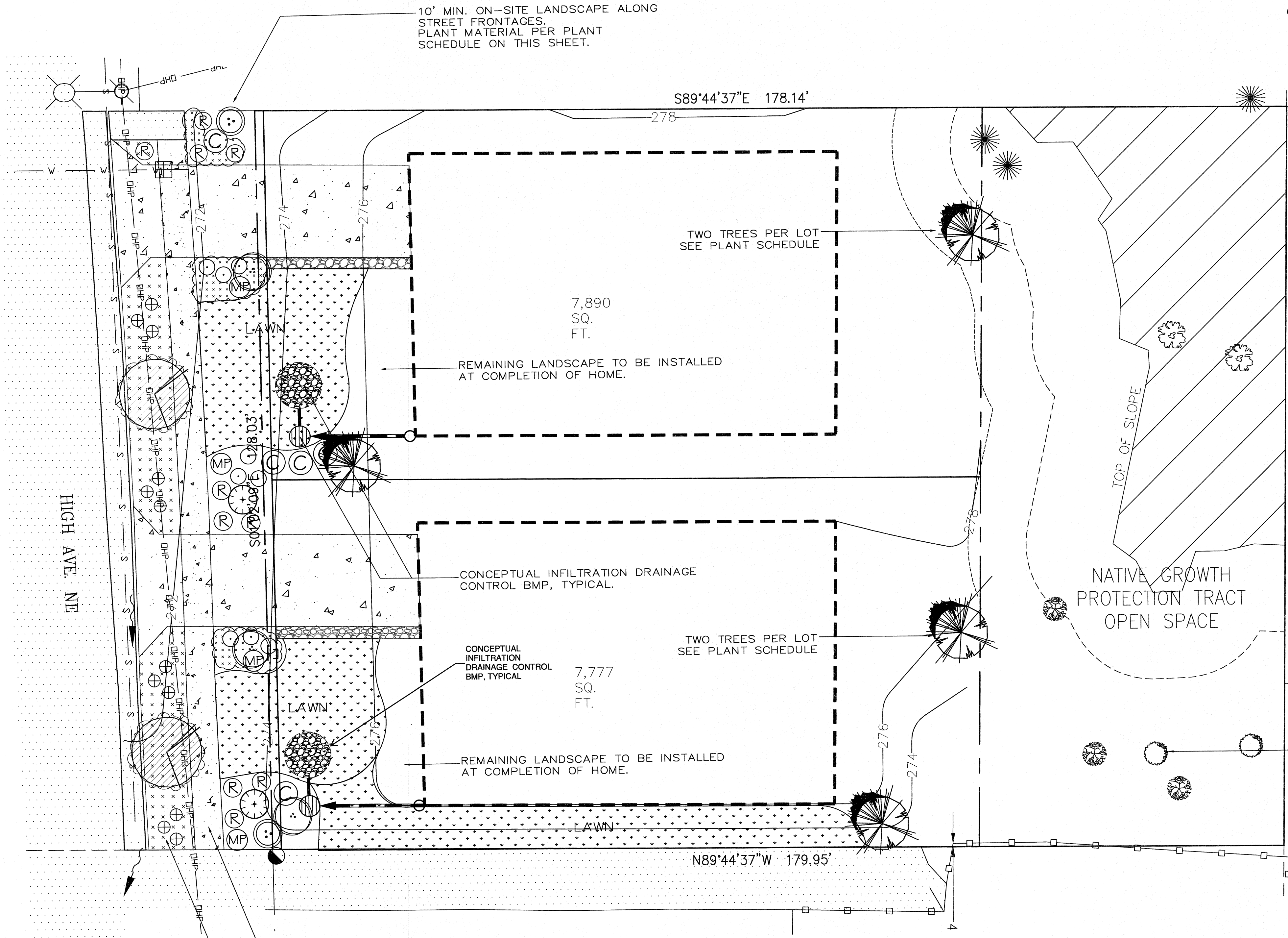
Exhibit 7

IN COMPLIANCE WITH CITY OF RENTON STANDARDS

BY: _____ Date: _____
BY: _____ Date: _____
BY: _____ Date: _____
BY: _____ Date: _____

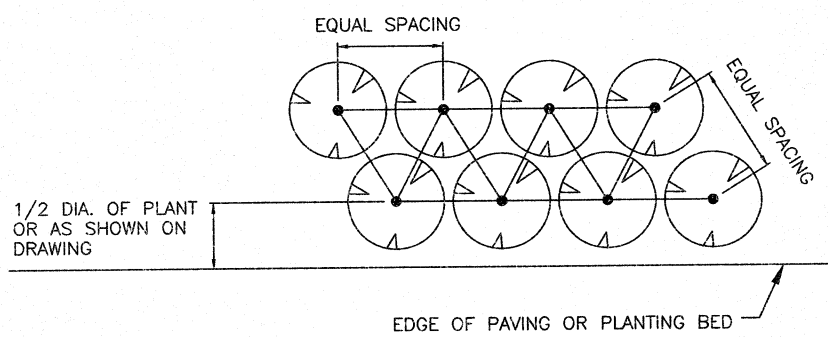
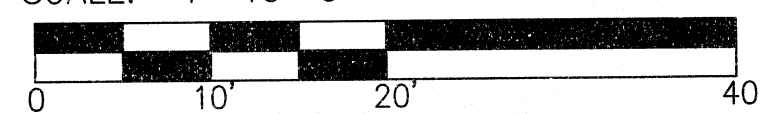
Call before you Dig.
1-800-424-5555
UNDERGROUND SERVICE (USA)

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY



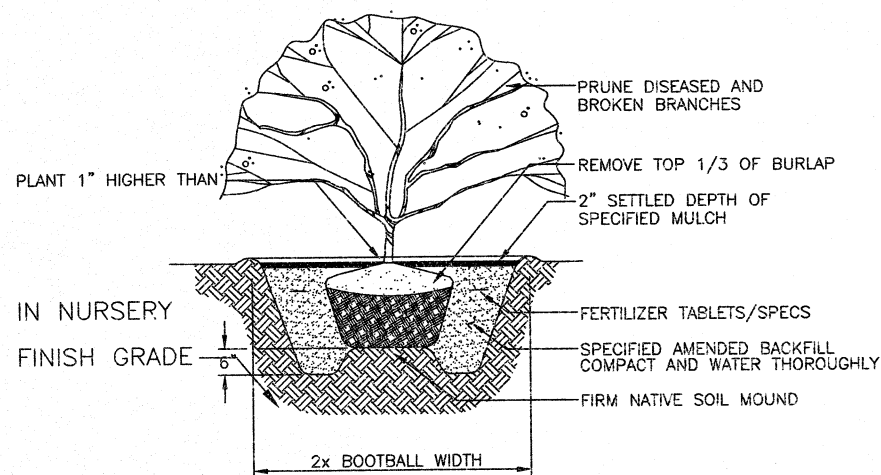
LANDSCAPE PLAN

SCALE: 1"=10'-0"



SHRUB AND GROUNDCOVER SPACING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



TREE RETENTION WORKSHEET

Planning Division

1055 South Grady Way-Renton, WA 98057

Phone: 425-430-7200 | www.rentonwa.gov

1. Total number of trees over 6" diameter¹, or alder or cottonwood trees at least 8" in diameter on project site 22 trees
2. **Deductions:** Certain trees are excluded from the retention calculation:

Trees that are dangerous ²	<u>6</u>	trees
Trees in proposed public streets	<u>0</u>	trees
Trees in proposed private access easements/tracts	<u>0</u>	trees
Trees in critical areas ³ and buffers	<u>2</u>	trees
Total number of excluded trees:	<u>8</u>	trees
3. Subtract **line 2** from **line 1**: 14 trees
4. Next, to determine the number of trees that must be **retained**⁴, multiply **line 3** by:

0.3 in zones RC, R-1, R-4, R-6 or R-8	<u>4</u>	trees
0.2 in all other residential zones		
0.1 in all commercial and industrial zones		
5. List the number of 6" in diameter, or alder or cottonwood trees over 8" in diameter that you are proposing⁵ to **retain**⁴: 5 trees
6. Subtract **line 5** from **line 4** for **trees to be replaced**:
(if line 6 is zero or less, stop here. No replacement trees are required) (1) trees
7. Multiply **line 6** by **12"** for number of **required replacement inches**: (10) inches
8. Proposed size of trees to meet **additional planting** requirement:
(Minimum 2" caliper trees required for replacement, otherwise enter 0) _____ inches per tree
9. Divide **line 7** by **line 8** for number of **replacement trees**⁶:
(If remainder is .5 or greater, round up to the next whole number) 0 trees

¹ Measured at 4.5' above grade.

² A tree certified, in a written report, as dead, terminally diseased, damaged, or otherwise dangerous to persons or property by a licensed landscape architect, or certified arborist, and approved by the City.

³ Critical areas, such as wetlands, streams, floodplains and protected slopes, are defined in RMC 4-3-050.

⁴ Count only those trees to be retained outside of critical areas and buffers.

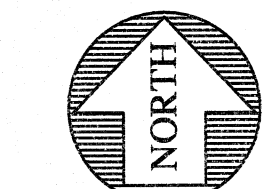
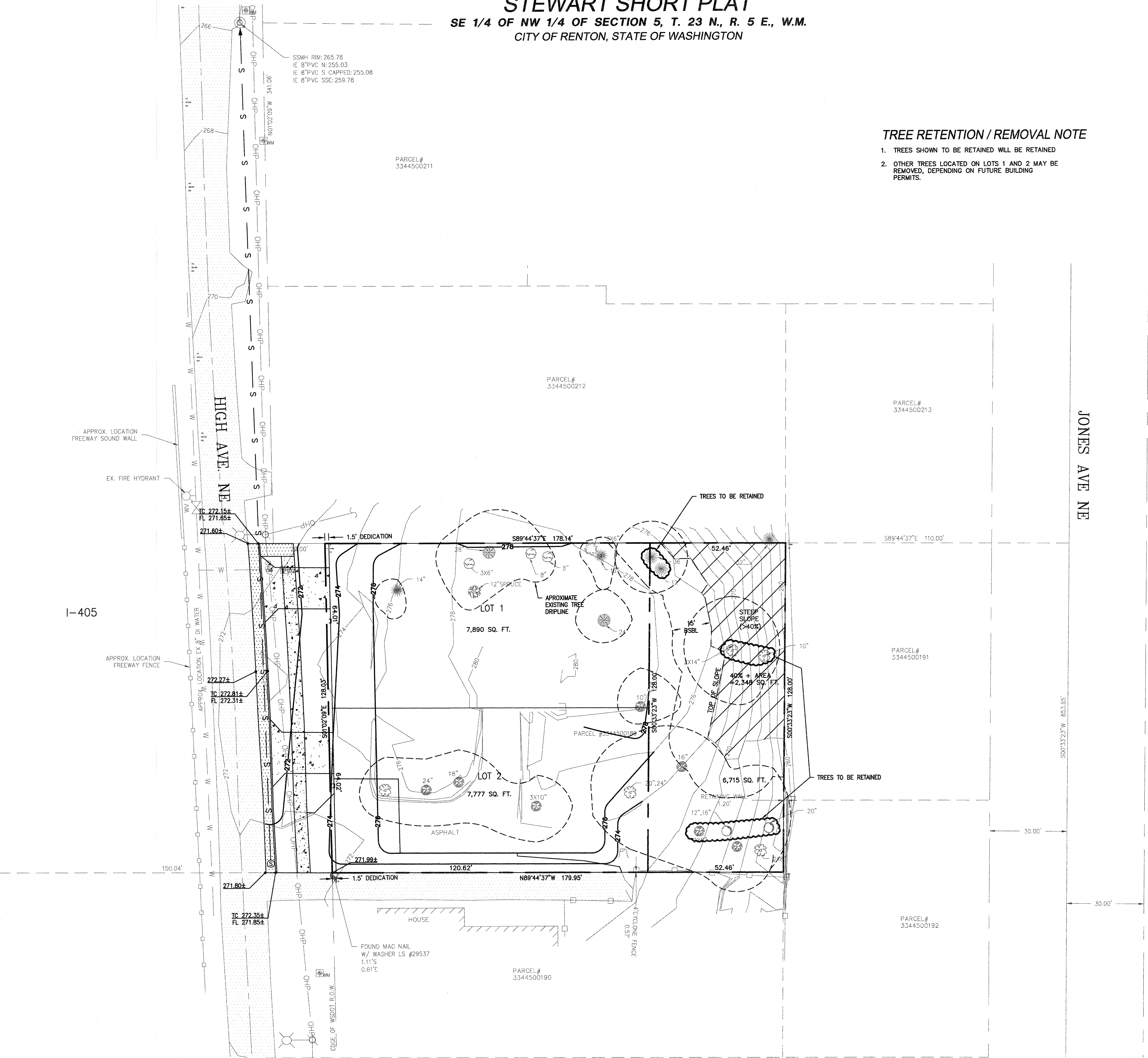
⁵ The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a.

⁶ When the required number of protected trees cannot be retained, replacement trees, with at least a two-inch (2") caliper or an evergreen at least six feet (6') tall, shall be planted. See RMC 4-4-130.H.1.e.(ii) for prohibited types of replacement trees.

STEWART SHORT PLAT
SE 1/4 OF NW 1/4 OF SECTION 5, T. 23 N., R. 5 E., W.M.
CITY OF RENTON, STATE OF WASHINGTON

TREE RETENTION / REMOVAL NOTE

1. TREES SHOWN TO BE RETAINED WILL BE RETAINED
2. OTHER TREES LOCATED ON LOTS 1 AND 2 MAY BE REMOVED, DEPENDING ON FUTURE BUILDING PERMITS.



SCALE 1" = 20'



Exhibit 9

REVISIONS

DESCRIPTION	BY	DATE

CHAD JAMES ALLEN
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
6115116

STEWART SHORT PLAT

TREE RETENTION / LAND CLEARING PLAN

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Louisa Street, Suite 201 • Issaquah, WA 98027 • Phone: (206) 674-7133 • Fax: (206) 674-7419
407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7133 • Fax: (509) 674-7419

JOB NO.	15671
DATE	06/03/16
SCALE	1"=20'
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC

SHEET 1 OF 1



11415 NE 128th St Suite 110 Kirkland WA 98034 • (425)820-3420 • FAX (425)820-3437

www.americanforestmanagement.com

**Arborist Report
2216 High Ave NE
Renton, WA**



February 25th, 2016



PRELIMINARY TECHNICAL INFORMATION REPORT

for

**Stewart Short Plat
2216 High Ave NE
Renton, WA 98056**

April 7, 2016



Encompass Engineering Job No. 15671

Prepared For

**Sandjay LLC
3933 Lake Washington Blvd NE, Ste. #100
Kirkland, WA 98033**

Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419

www.EncompassES.net

Exhibit
11